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PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

Bob Gasser, Chair
Richard Pagoria, Vice-Chair
Mike Deskin
Joe Ewan, ASLA
Ann Patterson
Stuart Siefer, RA
Santos C. Vega, PhD

Alternate Members:
David Scheatzle, PhD, FAIA, PE
Liz Wilson

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**HISTORIC PRESERVATION
OFFICER**

Joseph G. Nucci, RA



The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior/National Park Service



Tempe Historic
Preservation Office
Community Development
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Tempe Historic Preservation Commission (Tempe HPC) **MEETING PROCEEDINGS**

Meeting Date: Thursday, April 7, 2005

Location: Hatton Hall, 34 East Seventh Street

Commissioners Present:
Mike Deskin
Bob Gasser
Richard Pagoria
Ann Patterson
Dave Scheatzle
Stu Siefer
Santos C. Vega
Liz Wilson

Staff Present: Amy Douglass, CSD Museum Administrator
Eric Hansen, CDD HPO
Joe Nucci, CDD HPO
Mark Vinson, DSD City Architect

Public Present:

Roger Abell 85281	Henry Medrano 85281
David Anderson 85281	Randy Morrison THM-AB
George Bernal 85281	Shannon Nace 85281
Melonie Bernal 85281	Jonathan Peiffer 85016
Charles Buss 85281	Eugene Pallisco 85258
Jackie Chamiskeain 85281	David Richardson 85281
Carl Christenson 85281	Millie Swick 85281
Grant Curry 85281	Sheila Tann 85281
Joe Emery 85281	Richard Terrell 85281
Elias Esquer 85282	Rick Thomas 85281
Lynn Hess 85282	Linda Urschel 85281
Darlene Justus 85281	Robert Urschel 85281
John Kobierowski 85281	Leslie Whitrier 85281
Vic Linoff Mesa HPC	Cheri Wilson 85281
Cheryl McAfee 85281	Mike Wilson 85281

Call to Order: 6:00 pm, Bob Gasser, Chair

I. Welcome and Introductions

Chairman Gasser acknowledged the large public attendance and introduced Commission members around the table.

II. Approval of Minutes

Chairman Gasser called for a motion to approve the minutes for Thursday, March 3, 2005.

MOTION MADE BY COMMISSIONER PATTERSON AND SECONDED BY COMMISSIONER PAGORIA TO APPROVE MINUTES OF THE MARCH 3, 2005, TEMPE HPC MEETING. MOTION CARRIED 5-0 WITH COMMISSIONER SIEFER ARRIVING AFTER THE VOTE AND ALTERNATE MEMBERS SCHEATZLE AND WILSON ALSO VOTING TO APPROVE.

III. Public Hearing - Borden Homes Historic District Historic Designation

Chairman Gasser stated "This is a public hearing by the Tempe Historic Preservation Commission for the historic designation of the Borden Homes Historic District located at the single-family zoned portion of the 1947 Borden Homes Subdivision."

Commissioner Vega moved "That the Tempe Historic Preservation Commission recommend to the Tempe Planning & Zoning Commission that the historic Borden Homes Historic District be designated an historic property and listed on the Tempe Historic Property Register". Vice-Chair Pagoria seconded the motion.

Chairman Gasser called for discussion from the Commission. No discussion occurred. Chairman Gasser next called for public comment.

Shannon Nace 85281 spoke stating he did not know what benefits result from designation and asked how it would effect his ability to rent his home. Chairman Gasser stated local designation is an effective measure to protect the historic integrity of the neighborhood.

Chairman Gasser said persons interested in maintaining the historic character of their neighborhood are afforded protection from inappropriate changes to the historically significant character defining features of the neighborhood by Tempe HPC review of proposed development. He said Tempe HPC review focuses on conserving the historic character of the streetscape, noting that many development proposals are reviewed and approved at the Staff level without coming before Tempe HPC. Chairman Gasser used the example of alterations at the rear of the house not needing HP review, whereas, a proposal to change out front windows could be reviewed by Tempe HPC affording the owner the benefit of professional expertise in selecting appropriate materials and methods for improving the property.

Mr. Nace asked if designation would have an effect on his ability to rent his property. Commissioner Wilson stated designation would not have an adverse effect.

Mr. Nace asked if designation would provide grant assistance to restore character-defining features of his property. Chairman Gasser stated the City has residential rehabilitation funding budgeted for historic preservation in the CDBG program.

HPO said Tempe HPC advocates for and provides assistance to owners of listed historic properties for pursuing local, state, and federal funding for historic preservation and maintenance of properties listed on the Tempe Historic Property Register. Arizona Heritage Fund grants, Federal Historic Preservation Fund grants, and City of Tempe CDBG Residential Rehabilitation grants are available for historic preservation activities for designated historic properties. Commissioner Deskin noted the positive effect of historic designation on property values that has been the subject of numerous articles in the local press.

Roger Abell 85281 asked if private property rights are ceded by historic designation. Chairman Gasser stated that historic overlay zoning does not change the underlying zoning, and explained that designation provides an enhanced public process for design review.

Mr. Abell asked if design guidelines enabled by historic designation constitute surrender of property rights. Commissioner Siefer stated that the design guidelines created for the Borden Homes Historic District will be developed and approved by property owners from the subdivision.

Commissioner Siefer said guidelines are not going to be imposed on owners from the Tempe HPC or any other outside agency. He said the degree of protection provided under the guidelines will be determined by the neighborhood. Mesa Historic Preservation Committee member Vic Linoff reminded the group that the basis for historic designation is the expression and enhancement of neighborhood pride. He observed that the six designated historic districts in Mesa include approximately 500 homes and, over nearly a decade of experience, there has not been a single issue or problem with owner's property rights or their ability to make changes. Mr. Linoff said property values have gone up significantly faster than those of comparable properties not in districts. He noted that over the last ten years, many neighbors have made changes to their properties and always without incident. Mr. Linoff reemphasized the comment by Commissioner Siefer that designation is a neighborhood decision, and not an imposed process.

Mr. Abell asked if local designation is a prerequisite to National Register listing. HPO stated national listing could be pursued directly through the Arizona State Historic Preservation Office (SHPO).

HPO said the SHPO has provided an opinion that the Borden Homes subdivision is a good candidate for listing on the National Register of Historic Places. Commissioner Patterson said once the Borden Homes Historic District has been locally designated, Tempe HPC will assist in pursuing national nomination including assistance with grant funding to prepare a national register nomination through the SHPO process. Commissioner Pagoria said listing on the National Register of Historic Places is a contractual agreement between property owners that choose to participate in program benefits. He said that in return for complying with national standards and participating in a design-review process to ensure that these standards are met, owners of NRHP listed properties benefits from property tax reduction and grant assistance. He encouraged owners to pursue national listing with their eyes wide open to understand that this is a voluntary, but nonetheless contractual, relationship compared to the regulatory relationship provided by local designation.

Commissioner Deskin asked how the process works for guidelines, and how they are applied. Chairman Gasser stated that typical design guidelines created for historic districts provide recommendations for maintaining the comfort and livability of properties without compromising the historic integrity of the district.

Chairman Gasser said older homes will change to adapt to modern lifestyles, and design guidelines seek to identify materials and methods that can accomplish improvements while best conserving the overall historic character and charm of a district. He said typical guidelines work by first identifying what features are historically significant, and then providing strategies for the conservation and enhancement of those features. Chairman Gasser used the example of the roof; in the case where the roof or roofing material is a character-defining feature of a property, guidelines would

first recognize the significance of this feature and then identify options for improving the energy performance or maintainability of the roof without sacrificing character. Commissioner Wilson said design guidelines will be created for each designated district keyed to the character-defining features identified as historically significant in each district nomination. The City will provide grant assistance for residents to select and work with consultants, the HPC, and Staff to create guidelines that are responsive to neighborhood preservation goals. Chairman Gasser said guidelines are just that – guidelines. The recommendations they provide are not ordinance requirements. He said the standard permitting process, including the appeals process, remains in place in historic districts as it does throughout Tempe.

Sheila Tann 85281 spoke in favor of the designation and asked how an owner can go about making changes to their property that go against the recommendations in the design guidelines. Chairman Gasser stated changes to non-contributing properties are not subject to Design Guidelines or to the provisions of the HP Ordinance except in some cases of new construction.

Chairman Gasser said changes to non-contributing properties are not subject to Design Guidelines or to the provisions of the HP Ordinance except for new construction, including new landscape construction, when the amount of new construction equals or exceeds twenty-five percent (25%) of the land area or building ground floor area of the property. Otherwise non-contributing properties would not be reviewed by Tempe Preservation. He said, changes to the interior of the home are not reviewed or considered in design guidelines. HPO responded that a district can include three types of properties; individually eligible properties, contributing properties, and non-contributing properties. Individually eligible properties could be designated regardless of the existence of a district based on their extraordinary historic significance. Contributing properties contribute generally to the distinctive character of the district, and when considered as a group, combine to produce an overall sense of place with enough historic integrity so as to be uniquely recognizable. Non-contributing properties include vacant lots, properties developed at times other than the period of significance, or properties that have been changed to such extent that they no longer assist in communicating the overall character of the street scene as a place of historic significance. HPO stated that the area proposed for inclusion in the Borden Homes Historic Districts includes 69 properties and that about 88 percent or 60 of these are considered to be contributing properties.

[Legal description – “Lots 1 through 7, 9 through 50, 51 through 62, and 71 through 79 of Borden Homes according to Book 40 of Maps, Page 3, Maricopa County Recorder.”]

Ms. Tann asked if a property owner did not wish to participate in the program, could they make changes as a non-contributing property without programmatic review. Chairman Gasser stated participation is voluntary on an individual property basis.

Ms. Tann asked if the Commission will address the issue of water (flood irrigation). She said this is a character defining feature of the Borden Homes Historic District and worthy of protection. She asked the City of Tempe to consider subsidizing the cost of this service if the district becomes designated.

Chairman Gasser stated that property owners have managed to maintain tremendous integrity of these properties throughout the neighborhood and since 1947. He said these are beautiful houses and owners have taken pride in their maintenance – following “design guidelines” of their own volition for the last sixty years or so.

Carl Christenson 85281 stated he owns lot 6 as indicated on the 1947 subdivision plat map and that his home was built in 1948. Chairman Gasser stated the subdivision was built-out over the ten year period from 1947 to 1957. The majority of the houses were constructed in the late 1940s and early 1950s. Mr. Christenson stated Butte Avenue could have been started in 1947, but he recalls Una Avenue was not started until 1948, as the second street begun in the subdivision.

David Richardson 85281 spoke in favor of the designation and asked if the concrete block homes on 12th Street will be included in the area of the Borden Homes Historic District. Chairman Gasser stated the frequency of contributing properties constructed during the 1947 to 1957 period of significance is a major strength of this application.

Chairman Gasser said Tempe HPC uses information from the Maricopa County Assessor’s Office to determine the year-built for each property in the subdivision and that this serves as the basis for determining age-eligibility for homes constructed within the 1947-1957 period of historic significance for the Borden Homes Historic District.

Mr. Richardson asked for the minutes from the last meeting. Chairman Gasser stated these are available online at the Tempe Preservation website <http://www.tempe.gov/historicpres> and are available from the HPO on request.

Mr. Richardson asked if changes made a long time ago could be considered historic. HPO stated that changes which date from the period of significance as well as later changes might not adversely affect the contributing status of a property.

HPO said the 88 percent ratio of contributing properties indicates many later changes were also considered not to adversely affect contributing status. Properties with carport enclosures made under the original roofline, or changes or additions made away from the street-side of the property, have not typically been evaluated as non-contributing. Chairman Gasser said these are examples of things that are not affected by preservation guidelines or by the ordinance.

An unidentified person asked if historic designation will provide protection from adverse effects from the Central Phoenix/East Valley Light Rail Transit project. Chairman Gasser stated local designation obligates the City to consider the effect on designated historic properties for all planned development actions.

Chairman Gasser said listing on the National Register of Historic Places obligates federal and state agencies to consider the effect to designated historic properties of their planning activities. Vice Chairman Pagoria stated Tempe HPC has the responsibility to advise Mayor and Council on matters related to historic preservation, but, the ultimate decision making authority is vested with Mayor and Council.

John Kobierowski 85281 stated he has a significant investment in the neighborhood as he owns 8 homes and Tempe Manor Apartments that will be affected by historic designation of the Kirkland McKinney Ditch. He asked if the Commission is voting tonight on historic designation. Chairman Gasser stated Tempe HPC will vote to make a recommendation to the Planning & Zoning Commission on designation.

Chairman Gasser said Planning & Zoning will hold a public hearing and make an additional recommendation to Council. Council will hold two public hearings and either approve, continue, or deny the application for historic designation.

Mr. Kobierowski asked if objections to designation will be heard by Planning & Zoning and by Mayor and Council. Chairman Gasser stated that is the procedure provided for historic designation by the Tempe Historic Preservation Ordinance.

Mr. Kobierowski asked if designation will affect his ability to demolish structures on his property. Chairman Gasser stated that historic designation does not prevent demolition.

Chairman Gasser said if the Borden Homes Historic District is designated, a process is provided by ordinance for demolition whereby Tempe HPC or HPO can approve or deny the application. If denied, no demolition or removal will be permitted for a period of up to one hundred eighty (180) days from the date on which the request was denied. Chairman Gasser noted that any decision of Tempe HPC or HPO can be appealed to the City Council.

Mr. Kobierowski asked if the redevelopment potential of his property is affected by historic designation. Chairman Gasser stated that the existing parcel zoning does not change with historic designation, and that the existing zoning restrictions will remain in place for the single-family properties currently zoned R1-6 in the area proposed for designation as the Borden Homes Historic District. HPO noted that these properties are currently protected from rezoning by the Cultural Resource Area designation provided by Tempe General Plan 2030.

Mr. Kobierowski asked if new zoning proposed under the Transportation Overlay District currently being contemplated in support of the Central Phoenix/East Valley Light Rail Transit project would be affected by historic designation. HPO stated the Transportation Overlay is a proposed amendment to the General Plan and has been specifically excluded from Cultural Resource Areas to protect the historic character of these neighborhoods in accordance with the stated goals and objectives of Tempe General Plan 2030.

Vic Linoff Mesa Historic Preservation Committee liaison spoke in favor of the designation and commented that owner's decisions regarding the future disposition of their properties may change as a result of Light Rail, as property values for single-family homes within walking distance of the train will probably increase significantly. Mr. Kobierowski responded that he believes values would also go up with high-density zoning.

Jackie Chamiskeain 85281 spoke in favor of the designation and asked whether the rise and fall of neighborhood integrity that she has observed over the years to be a function

of absentee ownership will be stabilized by designation. Chairman Gasser stated historic property designation provides a vehicle for expressing community recognition of the unique character of a district by acknowledging that character to the community.

Chairman Gasser said by providing owners with opportunities to readily conserve and enhance the historic character of these properties, the City of Tempe hopes to assure the future stability and preservation of these community cultural resources. HPO said that trends in increased owner-occupancy within historic districts have been demonstrated throughout the Valley, the State, and across the country. HPO said across the country real estate professionals report property values from 20 to 25 percent higher for properties located within designated historic districts compared to comparable properties not in districts. HPO said Mesa and Phoenix report this difference closer to 30 or 35 percent locally, perhaps due to the relative scarcity of historic properties in the Valley metro area. HPO said this may be because buyers look for some assurance that the historic character or integrity of a neighborhood they value will be maintained. HPO indicated he constantly receives calls from prospective buyers or their agents inquiring about the location of historic districts in Tempe. HPO indicated that over time this provides a market-driven disincentive for absentee ownership as the properties can be sold at above market rate to satisfy demand for owner-occupancy and proceeds reinvested in additional less expensive rental properties. HPO noted reduced property taxes for owners occupying contributing properties also supports the trend toward increased owner occupancy in districts as buyers can afford to spend more on a home when property taxes are substantially reduced. Chairman Gasser said historic designation attracts buyers with similar interests and new owners that are willing to cooperate in maintaining historic integrity seek out these opportunities. He referred to the recent article by Catherine Burrough in the [March 16, 2005, Arizona Republic](#) that discusses this trend and noted many real estate professionals specialize in historic properties.

Ms. Chamiskeain asked what the timeframe is for designation. HPO stated that the application for designation of the Borden Homes Historic District will be referred for public hearing next at the Planning & Zoning Commission on Tuesday, 04/26/05, and twice at City Council, first on 05/19/05, and again on 06/02/05.

HPO noted that dates for this public process are available online at the Tempe Preservation website at <http://www.tempe.gov/historicpres> and stakeholders are urged to attend these meetings and make their support or concerns known.

Jonathan Peiffer 85016 spoke in favor of the designation and stated he has owned his home in the historic Coronado Neighborhood in Phoenix for 11 years. He said historic district designation has been a great experience for him. His home has tripled in value over this period and, after historic district designation, the quality of life in the neighborhood has replaced long-established trends of neighborhood decay with a demonstrated pride of ownership.

Charles Buss 85281 spoke in favor of the designation and stated he is the Co-Chair of the University Heights Neighborhood Association and owns his home in the adjacent Tomlinson Estates subdivision. He said he believes designation would benefit the entire University Heights Neighborhood Association area and not just one subdivision.

Chairman Gasser next asked for a show of hands for persons in attendance that live in the Borden Homes subdivision that are in favor of designation, those opposed to designation, and those undecided with respect to their position on designation of the Borden Homes Historic District.

15 persons indicated they were in favor of designation.
0 persons indicated they were not in favor of designation.
5 persons indicated they were undecided in regard to designation.

Richard Terrell 85281 spoke in favor of the designation and asked if there would be different code enforcement in place after designation. Chairman Gasser stated the building permit process and development standards are unchanged by historic designation except that the process is preceded by preservation review to verify compliance with design guidelines once they are adopted by the neighborhood.

Vic Linoff noted that the City of Tempe is working to adopt an Existing Building Code which has the potential to substantially reduce the cost of maintaining the viability of historic properties.

Mr. Terrell asked if the City of Tempe objective for designation could be clearly stated. Chairman Gasser stated the intent of designation is to provide protection for significant properties and archeological sites which represent important aspects of Tempe's heritage and to enhance the character of the community by taking such properties and sites into account during development and to assist owners in the preservation and restoration of their properties.

Mr. Terrell asked if there is financial assistance available to property owners for preservation and restoration. Commissioner Siefer stated Tempe HPC is working on developing additional incentives for preservation.

Chairman Gasser said Tempe currently has CDBG funding targeted for historic preservation.

Mr. Terrell asked if historic houses can be moved. Chairman Gasser stated this would not be encouraged as an historic preservation strategy.

Chairman Gasser acknowledged the public comment offered to Tempe HPC and stated there is a motion on the table for Commission vote. He called for additional discussion from the Commission. No discussion occurred. He called the vote.

COMMISSIONER VEGA MOVED "THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE TEMPE PLANNING & ZONING COMMISSION THAT THE BORDEN HOMES HISTORIC DISTRICT BE DESIGNATED HISTORIC AND BE LISTED ON THE TEMPE HISTORIC PROPERTY REGISTER". VICE-CHAIR PAGORIA SECONDED THE MOTION. MOTION CARRIED 6-0 WITH ALTERNATE MEMBERS SCHEATZLE AND WILSON ALSO VOTING TO APPROVE THEREBY MAKING THE RECOMMENDATION OF THE COMMISSION UNANIMOUS.

Chairman Gasser stated this concludes the public hearing for this designation.

Chairman Deskin stated this is an ongoing public process and encouraged persons that remain undecided to contact the Tempe Historic Preservation Office [480.350.8870] or to visit the Tempe Preservation website at <http://www.tempe.gov/historicpres> for additional information.

IV. Public Hearing – Kirkland McKinney Ditch Historic Designation

Chairman Gasser stated “This is a public hearing by the Tempe Historic Preservation Commission for the historic designation of the Kirkland McKinney Ditch located south of Eighth Street from Gary Drive to Una Avenue in Tempe.”

Chairman Gasser called for a motion to be made and seconded.

Commissioner Pagoria moved “That the Tempe Historic Preservation Commission recommend to the Tempe Planning & Zoning Commission that the historic Kirkland McKinney Ditch be designated an historic property and listed on the Tempe Historic Property Register”. Commissioner Vega seconded the motion.

Chairman Gasser called for discussion from the Commission. No discussion occurred. Chairman Gasser next called for public comment.

John Kobierowski 85281 asked how this designation would affect his property at Tempe Manor Apartments located adjacent to the ditch south of Eighth Street. He noted the area indicated appeared to include his property. HPO indicated the legal description specifies the area proposed for designation and includes only the ditch itself.

[Legal description – “That portion of the Kirkland McKinney Ditch lying east of the northerly prolongation of Gary Drive as shown on the plat of Carlson Park Unit Two according to Book 77 of Maps, Page 38, Maricopa County Recorder, and lying west of the northerly prolongation of Una Avenue as shown on the plat of B – H Homes according to Book 76 of Maps, Page 2, Maricopa County Recorder.”]

Mr. Kobierowski stated the reason SRP did not tile this portion of the ditch at the time the remainder of canal 5 was piped was not clear to him, and asked why this section of the Kirkland McKinney Ditch has more significance than any other. Chairman Gasser stated this portion of the ditch derives its historic significance in part from being a visible remnant of the earliest canal constructed on the south side of the Salt River anywhere in the Valley.

HPO stated that canal number 5 is owned by the U.S. Bureau of Reclamation and managed by Salt River Project who, together, have identified this segment of the historic 1871 Kirkland McKinney Ditch as a priority for historic preservation as an open section of an historic canal. Vice-Chairman Pagoria noted that BOR/SRP have reversed their earlier intention to pipe all canals.

Mr. Kobierowski asked if BOR/SRP intends to reopen other piped segments of this canal. HPO stated an additional open segment exists at the southwest corner of University Drive and Rural Road. He said the owner has also identified a priority for historic preservation of this open section of the historic canal, but that no plans to open additional piped segments are known.

Mr. Kobierowski stated he acquired the Tempe Manor Apartments complex property with the intention of redeveloping the property. He said if designation will prove an impediment to redevelopment he can not support it. Chairman Gasser stated designation should not have an adverse effect on property values or on the owner's ability to redevelop adjacent property.

Mr. Kobierowski stated he believes the ditch has been getting wider in the recent past and that the open ditch is not effectively contained within its historic location or within the limits of the easement. Commissioner Siefer asked Mr. Kobierowski if he believes he owns the property contemplated for designation. HPO stated the action by Tempe HPC will apply designation only to the canal which is the property of the United States of America, and that no action on private property is proposed.

Dr. Morrison, liaison to the Tempe Historical Museum Advisory Board, stated based on his career experience with the U.S. Department of the Interior, there is a cadastral survey on file with the United States Department of the Interior stating the limits of the public lands that are the property of the United States and operated by any federal agency including the U.S. Bureau of Reclamation. He said this will fix boundaries referred to by the designation.

Commissioner Siefer asked if the Tempe Manor Apartments complex takes access from Eighth Street. Mr. Kobierowski stated it does not.

David Anderson 85281 spoke in favor of the designation and stated his property located at South Una Avenue is adjacent to a parcel owned by the City of Tempe which includes a 16 foot easement for the canal. He stated the ditch is easily now at 25 feet. He asked if the Commission will consider mechanisms to restore the ditch to its historic location within the easement.

Commissioner Siefer asked if the ditch was to be restored to its original location would the mature trees be lost or adversely affected. Mr. Anderson said that at this location no significant vegetation is present. Vice-Chairman Pagoria indicated an inquiry to BOR/SRP could probably bring ownership issues to quick conclusion.

Chairman Gasser stated he did not wish to get sidetracked by ownership issues noting that the process of designation is concerned with recognizing community cultural resources and will neither dispute nor resolve questions of ownership of public lands. Commissioner Deskin asked if taking the ditch back to its historic location would have bearing on the contemplated designation action of the Commission. HPO responded that an action by the U.S. Bureau of Reclamation to restore the ditch to its historic location could leave the property ineligible for designation if it was accomplished with adverse effect, however, he observed that the designation contemplated by Tempe HPC is in agreement with BOR/SRP stated priorities to conserve and enhance this segment of canal number 5 as an identifiable and interpretable segment of the historic 1871 Kirkland McKinney Ditch as an open section of an historic canal.

Roger Abell 85281 spoke in favor of the designation and expressed his hope that current management practices that leave the ditch unattractive to the neighborhood could be corrected by this designation.

Sheila Tann 85281 spoke in favor of the designation and asked if there would be aesthetic restoration opportunities. She expressed concerns about the safety of an open ditch.

Charles Buss 85281 spoke in favor of the designation and asked if community-based campaigns for improvements of the ditch would be enhanced by designation. Chairman Gasser stated that additional opportunities, including Heritage Fund opportunities become available when a property is determined eligible for listing on the National Register of Historic Places and that local designation can aid in making this determination.

Chairman Gasser acknowledged the public comment offered to Tempe HPC and stated there is a motion on the table for Commission vote. He called for additional discussion from the Commission. No discussion occurred. He called the vote.

COMMISSIONER PAGORIA MOVED "THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE TEMPE PLANNING & ZONING COMMISSION THAT THE KIRKLAND MCKINNEY DITCH BE DESIGNATED HISTORIC AND BE LISTED ON THE TEMPE HISTORIC PROPERTY REGISTER". COMMISSIONER VEGA SECONDED THE MOTION. MOTION CARRIED 6-0 WITH ALTERNATE MEMBERS SCHEATZLE AND WILSON ALSO VOTING TO APPROVE THEREBY MAKING THE RECOMMENDATION OF THE COMMISSION UNANIMOUS.

Chairman Gasser stated this concludes the public hearing for this designation.

V. Public Hearing – Hayden Flour Mill & Silos Historic Designation

Chairman Gasser stated "This is a public hearing by the Tempe Historic Preservation Commission for the historic designation of the Hayden Flour Mill & Silos located 119 South Mill Avenue in Tempe."

Chairman Gasser called for a motion to be made and seconded.

Commissioner Vega moved "That the Tempe Historic Preservation Commission recommend to the Tempe Planning & Zoning Commission that the Hayden Flour Mill and Silos be designated an historic property and listed on the Tempe Historic Property Register". Vice Chairman Pagoria seconded the motion.

Eugene Pallisco 85258 spoke in favor of the designation and asked for information on purchasing or leasing the property from the City of Tempe. Chairman Gasser stated that he is proud to have the signature of Mayor Hallman on the application for designation and that contact information for redevelopment could be obtained from the HPO.

Jonathan Peiffer 85016 spoke in favor of the designation and stated he is here to represent his firm, Roberts/Jones Associates, Inc. Phoenix, who join him in this support. He said this designation is critical to the success of redevelopment and that preservation of this property is fundamental to maintaining the historic identity of downtown Tempe.

Darlene Justus 85281 spoke in favor of the designation and stated that she is grateful to Tempe HPC for bringing this nomination forward and to the Mayor and Council for their support of this designation.

Chairman Gasser acknowledged the public comment offered to Tempe HPC and recalled there is a motion on the table for Commission vote. He called for additional discussion from the Commission, no discussion occurred. He called the vote.

COMMISSIONER VEGA MOVED "THAT THE TEMPE HISTORIC PRESERVATION COMMISSION RECOMMEND TO THE TEMPE PLANNING & ZONING COMMISSION THAT THE HAYDEN FLOUR MILL AND SILOS BE DESIGNATED AN HISTORIC PROPERTY AND BE LISTED ON THE TEMPE HISTORIC PROPERTY REGISTER". VICE CHAIRMAN PAGORIA SECONDED THE MOTION. MOTION CARRIED 5-0 WITH COMMISSIONER PATTERSON LEAVING PRIOR TO THE VOTE AND ALTERNATE MEMBERS SCHEATZLE AND WILSON ALSO VOTING TO APPROVE THEREBY MAKING THE RECOMMENDATION OF THE COMMISSION UNANIMOUS.

Chairman Gasser stated this concludes the public hearing for this designation.

VI. Neighborhood Meeting – D. J. Frankenberg House Historic Designation

Chairman Gasser stated "This is a Neighborhood Meeting by the Tempe Historic Preservation Commission for the historic designation of the D. J. Frankenberg House located at 2222 South Price Road in Tempe."

Chairman Gasser stated Commissioners have information in their packets indicating the current condition of the property. He indicated this property is an excellent example of the Bungalow Style and only lacks the open front porch to be truly characteristic of this type.

Lynn Hess 85282 spoke in favor of the designation and noted that the interior of the building has been conserved intact. Chairman Gasser asked if the applicant, the Episcopal Church of the Epiphany Parish, have had any input from the community of from the members of the church regarding designation. Mr. Hess indicated members are solidly in favor of the designation and that the neighbors have not made comments. He noted the Church enjoys an excellent relationship with its neighbors.

Dr. Morrison, liaison to the Tempe Historical Museum Advisory Board, asked how much interior space would be lost if the front porch were to be reopened. Mr. Hess indicated the porch infill was done about 28 years ago and runs the full width of the front of the house and extends approximately 8 feet. He indicated while this is not a great area, the church does use this space for office and library uses, and that he has talked with the SHPO about painting the infill panels in a darker color to help better convey the Bungalow Style.

Commissioner Siefer asked if the mission-tile roof is original. Mr. Hess responded that these are the original tiles and that the Church has inquired about their restoration. He indicated that one motivation for designation is that the historically significant roof is in

need of repairs and the Church would like to pursue grant assistance to ensure repairs are done in an historically sensitive manner.

Chairman Gasser stated "This is a neighborhood meeting held in compliance with Section 6 of the Tempe Zoning & Development Code for historic designation of the 1915 D. J. Frankenberg House". He called for consensus to hold an initial public hearing for this designation at the next monthly meeting of the Tempe Historic Preservation Commission.

There was consensus to hold a public hearing for historic designation of the historic 1915 D. J. Frankenberg House at the May meeting of the Tempe Historic Preservation Commission on the date to be determined for that meeting subsequently.

Chairman Gasser stated this concludes the neighborhood meeting for this designation.

VII. Discussion: Tempe Woman's Club Assistance

Chairman Gasser directed member's attention to the packet information regarding support for Tempe Woman's Club Grant Application. He observed that the City of Tempe has provided \$6,000.00 in the form of an annual grant to this property listed on the Tempe Historic Property Register and that this year the Club is requesting an additional \$2,000.00 in grant support. Chairman Gasser stated his review of the application materials indicate participation by the Club in the historic property State Property Tax program administered by the SHPO could result in approximately this amount in savings to their annual operating costs.

Chairman Gasser stated the application additionally mentions modifications to their parking configuration so as add four additional spaces at the north side of the building. He observed that this is adjacent to the historic 1939 Brown [Gray] House located at 1220 S. Mill Ave., which is also listed on the Tempe Historic Property Register. Commissioner Wilson asked where these parking modifications were proposed to occur. Commissioner Deskin indicated this is being considered immediately adjacent to the neighboring historic home.

Commissioner Wilson asked if Tempe HPC would review these proposed changes as these are both designated properties. HPO stated permit applications will be reviewed by the Tempe HPC.

Chairman Gasser asked members if there was support for recommending increased financial assistance from the City of Tempe. Vice Chairman Pagoria indicated that he favors alternatives to increasing financial support including assistance in grant applications and business planning/financial consulting. Chairman Gasser called for consensus to support funding at the current \$6,000.00 level from the Tempe Historic Preservation Commission.

There was consensus for the Tempe Historic Preservation Commission to support continued financial assistance from the City of Tempe in the amount of \$6,000.00 annually for the Tempe Woman's Club, a Tempe Historic Property Register listed property.

Commissioner Siefer indicated that Tempe HPC should continue to provide all possible support to this and all properties listed on the Tempe Register.

VII. Discussion: Schedule Future HPC meeting dates

Chairman Gasser stated he has a scheduling conflict with the proposed May 5, 2005, date for the next Tempe HPC meeting. He said Vice Chairman Pagoria could conduct the meeting on the scheduled date, or Tempe HPC could elect to change the date. He suggested moving Tempe HPC meetings to the second Thursday of the month to avoid conflicts with scheduled dates for City Council meetings.

There was consensus for the Tempe Historic Preservation Commission to set dates for future meetings on May 12, June 2, July 14, August 11, September 8, October 13, November 10, and December 8, 2005.

Meeting adjourned at approximately 8:14 PM.

Minutes scheduled for Tempe HPC adoption on 05/12/2005.

Bob Gasser, Chair

Rdevpub/HistoricPreservation/HPCmins040705PROCEEDINGS.doc

Minutes constituting the official record of this meeting are produced by Commissioner edit of these proceedings. Proceedings and derived minutes are available on request.

Draft issued for review comments to:	Review comments received from:
<input checked="" type="checkbox"/> Barbra Worbrington, University Heights NA	<input type="checkbox"/>
<input checked="" type="checkbox"/> Charles Buss, University Heights NA	<input type="checkbox"/>

Frequently Used Abbreviations or Acronyms:

ADEQ – Arizona Department of Environmental Quality: Established by the Arizona Legislature in 1986 in response to growing concerns about groundwater quality, ADEQ today administers a variety of programs to improve the health and welfare of our citizens and ensure the quality of Arizona's air, land and water resources meets healthful, regulatory standards.

ADWR – Arizona Department of Water Resources: Created in 1980 to ensure dependable long-term water supplies for Arizona's growing communities, the ADWR administers state water laws (except those related to water quality), explores methods of augmenting water supplies to meet future demands, and works to develop public policies that promote conservation and equitable distribution of water.

ASLA – American Society of Landscape Architects: Founded in 1899, the ASLA is the national professional association representing landscape architects and promoting the landscape architecture profession and advancing the practice through advocacy, education, communication, and fellowship.

CCDC – Central City Development Committee: Formed in August 2004, when the Tempe City Council identified committees for the next two years. The entire council will serve on the Central City Development Committee of the Whole, which will address development at Town Lake, the Papago Park area and downtown.

CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects and is managed by Chris Salomone.

CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

DSD – Development Services Department: Tempe Development Services Department is charged with the responsibility of enhancing the quality of Tempe's living environment, assuring the safety of buildings, enlarging the City's economic base and assisting low and moderate income households. The Tempe Historic Preservation Office is an agency of the Development Services Department.

EPA – Environmental Protection Agency: Authorized under Executive Order 1110.2 on December 4, 1970, the mission of the Environmental Protection Agency is to protect human health and the environment by working for a cleaner, healthier environment for the American people.

FAIA – Fellow of the American Institute of Architects: an honor awarded to members of the American Institute of Architects, members of the prestigious College of Fellows are recognized for having made significant contributions to the profession.

HPAC – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” at the beginning of the IRS.

JRC – Joint Review Committee: Authorized under Resolution No. 2004.75 on 8/19/04, this seven-member board has four ASU positions and three City positions and is formed to review projects within the Mixed Use/Education zone.

PCBs – polychlorinated biphenyls: Toxic and persistent chemicals primarily used as insulating fluids in heavy-duty electrical equipment in power plants, industries, and large buildings across the country, most PCB applications were effectively eliminated by the Environmental Protection Agency on April 19, 1979, under final regulations banning their manufacture and phasing out most uses.

PSA – Papago Salado Association: Founded in 1992, the not-for-profit Association is a consortium of public agencies, local governments of Phoenix, Scottsdale and Tempe, and private organizations which have an interest in the area bounded by 44th Street, College Avenue, Oak Street, and University Drive. PSA promotes heritage education and is responsible for several projects to increase tourism and promote an identity for the area.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments. Meetings are held first Thursday of each month and are located at Hatton Hall, 34 E. 7th Street, Bldg. #B (public parking in Brickyard).

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe's prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District (in production) The purpose of the TOD is to encourage appropriate land development and redevelopment consistent with and complementary to the community's focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.

Historical homes in demand

Older houses are going fast for big bucks

By Catherine Reagor Burrough
The Arizona Republic

A record number of new homes are going up on the Valley's fringes, but Phoenix historical houses are also hot. Homes in the central Phoenix neighborhoods Willo, Encanto Palmcroft, Roosevelt, Coronado and F.Q. Story are selling within days for record prices, according to the Arizona Regional Multiple Listing Service.

"Lately, there's even more demand for historic homes," said Vicki Vanderhoff of Realty Executives. "People like the great sense of community older neighborhoods have."

She is listing a home in the Willo neighborhood today for \$345,000. A year ago, the house's owners bought it for less than \$200,000 and have since put about \$15,000 in renovating it.

Houses in Willo and some other historical Phoenix neighborhoods are sell-



Michael Ging/The Arizona Republic

Vicki Vanderhoff of Realty Executives, who is listing this Willo Historic District house, says people like the sense of community in older neighborhoods.

ing for \$275 a square foot. The median price per square foot of a metro Phoenix home is \$122, according to the Arizona Real Estate Center at Arizona State University.

The do-it-yourself remodeling craze has made older homes even more pop-

ular, said Jay Butler, director of the Real Estate Center.

He said for some buyers, "historic homes are the hottest thing going" because Phoenix has relatively few of them for a city its size.

Housing prices in the Phoenix ZIP

codes 85003, 85006, 85008, 85009 and 85013, which are home to many of the area's historical neighborhoods, posted double-digit increases in 2004, according to The Arizona Republic's Valley Home Values section.

Many of the city's historical areas are drawing buyers from out of state, where housing costs are higher. Empty nesters, who sell other bigger Valley homes, are also buying historical ones. Many others can't afford the neighborhoods' high home prices. The median home price in the 85003 ZIP code is \$276,750. The median cost of an existing home in metro Phoenix is \$200,000.

Some of Phoenix's newer historical neighborhoods, ones that more recently turned 50 years old, are more affordable. The median price of a house in the 85013 ZIP code is \$172,200.

Real estate analysts expect historical home prices to continue to climb even higher if overall housing appreciation in the Valley flattens out.

ASU's move to downtown Phoenix and the Translational Genomics Research Institute's expansion in the area are expected to bring thousands more residents to central Phoenix during the next decade. Light rail will also make the area easier to get around. The line has stops within walking distance of many historical neighborhoods.